

BUSINESS IMPROVEMENT DISTRICT NO. 31

Havenwoods

PROPOSED OPERATING PLAN

TABLE OF CONTENTS

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Havenwoods business area on Milwaukee's far northwest side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Havenwoods Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

B. Physical Setting

The physical setting of the BID District being proposed consists of industrial and retail businesses.

II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the attached map. The boundaries were drawn with the intent of including industrial and retail businesses while excluding the optimum amount of residential properties.

As shown on the map the boundary of the BID go from N. 43rd to N. 76th Street and from W. Silver Spring Drive to W. Good Hope Road.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objective of the BID is to market the industrial and the retail corridor to attract more businesses to the Havenwoods Neighborhood.

Currently the Havenwoods neighborhood is home to over 200 acres of vacant industrially zoned land that needs to be developed. The anticipated result of forming this BID and improving the business corridors will be the creation of family supporting jobs and increase tax revenue for the City of Milwaukee.

Additional objectives include:

- Providing economic development support to the district.
- Developing real estate marketing strategies
- Providing advocacy at City, State and Federal levels.
- Seek additional funding mechanisms for activities outlined below.

A. Proposed Activities - Year One

Principle activities to be engaged in by the district during its first year of operation will include:

- a. Implement physical enhancement project to improve the industrial corridor. These enhancements will include establishing gateways into the industrial corridor, provide wayfinding signage throughout the industrial corridor, and the introduction of public art at the hub of the industrial corridor.
- b. Improving the Retail Corridors on W. Silver Spring Dr. and N. 76th St.
- c. Market the "Havenwoods Industrial Park" to developers, realtors and various investors for the potential for new industry.
- d. Begin implementation of streetscape plan for W. Silver Spring Drive from N. 58th to N. 68th St.

A. Proposed Expenditures - Year One: 2004

Proposed Budget

Proposed Budget for Year One of BID (2004)

Operating Expenses:

Office Supplies to include, postage, copies and \$ 2,500.00
general office supplies

Accounting & Auditing Services	\$ 800.00
Administrative Charge from SSNC	\$ 11,412.00

Miscellaneous Consulting Fees: could include professional legal fees, accountant fees, development consultants, design and architect etc.	\$ 5,000.00
Marketing and Promotion of Havenwoods for business recruitment (printing expenses)	\$ 6,000.00
Reserve for costs of physical enhancements to industrial and retail corridor	\$ 71,878.20
Reserve Budget for Future Development Projects or Activities Requested by BID Participants.	\$ 35,000.00
	\$132,590.20

A. Financing Method

It is proposed to raise \$132,590.20 through BID assessments (see Appendix D). If other sources (grants, program revenue, etc.) will also be used to fund the BID budget, these should be described. The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

B. Organization of BID Board

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

State law requires that the board be composed of at least five members and that a majority of the board members be owners or occupants of property within the district.

It is recommended that the BID board be structured and operate as follows:

1. Board Size - Five

2. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.

3. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.

4. Compensation - None

5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

A. Relationship to the Havenwoods Economic Development Corporation

The BID shall be a separate entity from the Havenwoods Economic Development Corporation, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

IV. METHOD OF ASSESMENT

A. Assessment Rate and Method

This describes the assessment method most commonly used by Milwaukee BIDs. Other methods are possible. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$7,000 for retail parcel and a maximum assessment of \$5,000 per industrial parcel will be applied. A minimum of \$400.00 will be required of retail parcels and \$300.00 for industrial parcels.

These amounts translate to \$1.00 per \$1,000 in assessed value for industrial parcels and \$1.20 per \$1,000 in assess value for retail parcels.

As of January 1, 2004, the property in the proposed district had a total assessed value of over 94,822,000. This plan proposed to assess the property in the district at a rate of .12% of assessed value for retail property and a rate of .10% for industrial property, subject to the maximum assessment, for the purposes of the BID.

Appendix D shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for

manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b), property exempt from general real estate taxes has been excluded from the district. Privately owned tax-exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

IV. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Havenwoods business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this

end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
5. Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records on the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.

4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

Appendix A
WEST'S WISCONSIN STATUTES ANNOTATED
MUNICIPALITIES
SUBCHAPTER XI. DEVELOPMENT

Copr. © West Group 2003. All rights reserved.

Current through 2003 Act 28, published 6/2/03

66.1109. Business improvement districts

(1) In this section:

(a) "Board" means a business improvement district board appointed under sub. (3)(a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1 to 4 have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3)(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3)(c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5)(a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70. 11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

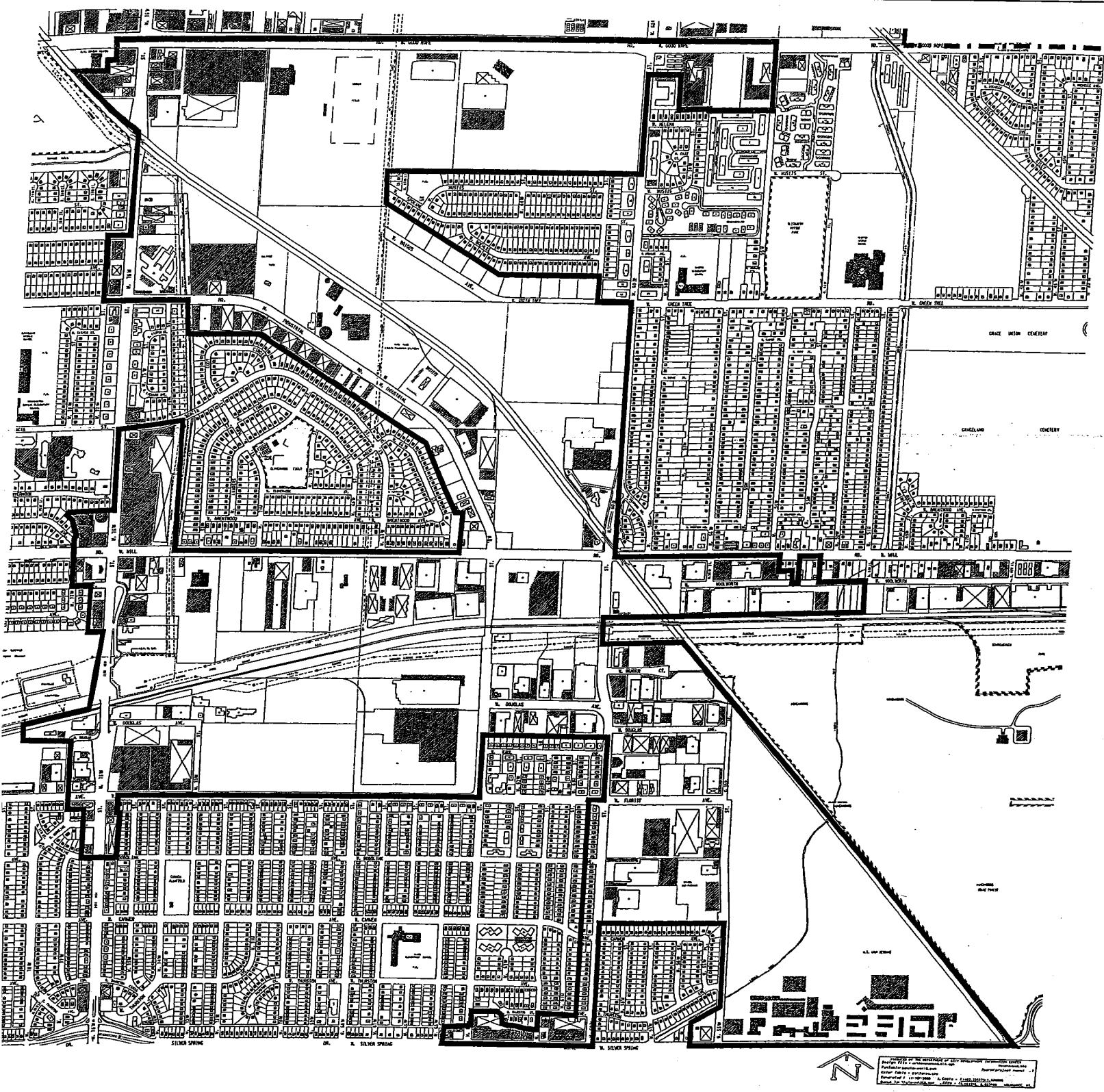
(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

Appendix B

PETITION FOR CREATION OF BUSINESS IMPROVEMENT DISTRICT

We, the undersigned business representatives and owners of property used for commercial purposes and located in the proposed business improvement district described on Exhibit "A" hereby petition of the City of Milwaukee, pursuant to the provision of Sec. 66.1109 (2) (a) Stats. for the creation of a business improvement district for the area described in Exhibit "A".

Name of Commercial Property Owner/Business Rep	Commercial Property Address	Signature and Title of Individual Signing on Behalf of Commercial Property Owner
Albert Hentzen, Managing Member of Mill Road Company LLC,	6937 W. Mill Road Milwaukee, WI 53218	
Chuck Yahnke, Manager of Mickey's Linen AKA CP&B Associates	7400 W. Douglas Milwaukee, WI 53218	
Roy Biehl Property/business Owner of Forte Design	6200 N. 64 th St. Milwaukee, WI 53218	
Phil Walther's Property/Business Owner of Walther's Inc	5601 W. Florist Milwaukee, WI 53218	
Shel Gendelman Property/Business Owner of Gendelman Enterprises		



HAVENWOODS PROPOSED BID 31

Appendix D

Tax Key	Business Name	Address	Assessed	Special
1189995111	CITY OF MILW	7101 N 76TH ST	\$0.00	\$ -
1200095100	CITY OF MILWAUKEE	6632 W HUSTIS ST	\$0.00	\$ -
1190001000	MILWAUKEE COUNTY	7201 W GOOD HOPE RD	\$0.00	\$ -
1199999110	MILWAUKEE COUNTY	7101 W GOOD HOPE RD	\$0.00	\$ -
1189985000	STATE OF WISCONSIN	7717 W GOOD HOPE RD	\$0.00	\$ -
1199995100	STATE OF WISCONSIN	7016 N 76TH ST	\$0.00	\$ -
1550422000	WISCONSIN ELECTRIC POWER CO	6105 W DOUGLAS AV	\$0.00	\$ -
1409998100	SELLARS ABSORBENT	6324 W MILL RD	\$3,300.00	\$ 300.00
1569964120	5519 W WOOLWORTH AVE PTNRSH P	5515 W MILL RD	\$23,500.00	\$ 300.00
1730301000	STUDENT TRANSPORTATION CO	5901 N 55TH ST	\$29,200.00	\$ 400.00
1569993110	ACME PRINTING INK COMPANY OF	5407 W MILL RD	\$39,400.00	\$ 300.00
1400272000	CONTINENTAL A1 CORP	6418 W MILL RD	\$42,000.00	\$ 400.00
1730321111	TIME WARNER-BETHPETERSON	5889 N 55TH ST	\$43,800.00	\$ 400.00
1569964130	CENTERPOINT PROPERTIES TRUST	5521 W MILL RD	\$44,400.00	\$ 300.00
1579980210	Burns-Woolworth	5021 W Woolworth Ave	\$59,300.00	\$ 300.00
1569983110	JOHN W BOHAN	5131 W MILL RD	\$63,100.00	\$ 300.00
1180262000	BERLAND BUSINESS	6935 N 76TH ST	\$67,900.00	\$ 400.00
1740769000	ERWIN J MERAR	6432 W SILVER SPRING DR	\$72,200.00	\$ 400.00
1569996133	WAUKEE ENGINEERING CO	5632 W FLORIST AV	\$78,500.00	\$ 300.00
1560024111	STARLINE MFG CO INC	6192 N 60TH ST	\$81,800.00	\$ 400.00
1410812000	BRYSON PROPERTIES XII	6442 N 76TH ST	\$84,600.00	\$ 400.00
1539984100	ELMAR KAMM	7740 W FLORIST AV	\$85,500.00	\$ 400.00
1199997110	GOOD LAD LLC	7003 W GOOD HOPE RD	\$85,800.00	\$ 400.00
1569996148	JORDAN CONTROLS INC	5529 W DOUGLAS AV	\$86,200.00	\$ 300.00
1559985300	STARLINE MFG CO INC	6239 N 60TH ST	\$86,500.00	\$ 400.00
1550431100	WILLIAM E HERGET & PATRICIA	6180 N 64TH ST	\$89,700.00	\$ 400.00
1569987110	LORRAINE G RAML REVOCABLE	5225 W MILL RD	\$97,200.00	\$ 300.00
1549989210	MILOS LAZAREVIC	7323 W MILL RD	\$99,000.00	\$ 300.00

Appendix D

1569985110	KENNETH J DORAN III	5217 W MILL RD	\$101,500.00	\$	300.00
1190042000	ELLEDA COMPANY	7000 7000 R N 76TH ST	\$101,800.00	\$	400.00
1539963110	CARL KRUEGER	6001 N 77TH ST	\$102,000.00	\$	400.00
1549970100	ROSE MARY M OBYRNE	7000 W DOUGLAS AV	\$105,500.00	\$	400.00
1069992121	JUNE CURASI	7110 W GOOD HOPE RD	\$108,200.00	\$	400.00
1069995211	SARUS HOLDINGS	6922 W GOOD HOPE RD	\$110,000.00	\$	400.00
1740770000	ERWIN J MERAR & EMMA LEE HW	6414 W SILVER SPRING DR	\$116,000.00	\$	400.00
1549984200	RALPH J SOINE	7427 W MILL RD	\$119,000.00	\$	400.00
1540033000	Jenkins % associates	7047 W MILL RD	\$119,500.00	\$	400.00
1180271000	PETERSON	6863 N 76TH ST	\$120,000.00	\$	400.00
1579989000	JAMES G KADOW	4618 W WOOLWORTH AV	\$127,600.00	\$	300.00
1539986110	SETER	7626 W FLORIST AV	\$131,000.00	\$	1,310.00
1569996116	COMMERCIAL PROPANE CORP	5714 W FLORIST AV	\$136,000.00	\$	400.00
1750201110	ROBERT J BERGER, SR. & DORIS	7525 W FLORIST AV	\$136,000.00	\$	400.00
1750205100	SAMUEL R SEWARD	5950-54 N 76TH ST	\$136,100.00	\$	400.00
1539988111	PACHEFSKY PROPERTY LLC	6005 N 76TH ST	\$140,000.00	\$	400.00
1189991200	WARREN JONES & JOYCE JONE	7125 N 76TH ST	\$141,000.00	\$	400.00
1569996145	MICHAEL J BYKOWSKI (Standard Plating)	5734 W FLORIST AV	\$144,400.00	\$	300.00
1569989110	HERBERT A MOELLER	5302 W WOOLWORTH AV	\$146,000.00	\$	300.00
1569991125	GABRIEL DEVELOPMENT LLC	5320 W WOOLWORTH AV	\$147,000.00	\$	300.00
1739994124	CEG INVESTMENTS LTD PTNRSHP	5915 N 55TH ST	\$158,100.00	\$	300.00
1410048100	M & j Brothers	6610 N 76TH ST	\$160,000.00	\$	400.00
1569996114	DURAL COMPANY INC	5724 W FLORIST AV	\$160,300.00	\$	300.00
1549982100	JOHN L MARTIN	7415 W MILL RD	\$164,000.00	\$	400.00
1549986110	REMY BATTERY COMPANY, INC	6270 N 76TH ST	\$173,000.00	\$	400.00
1549991100	FREDERICK D USINGER AS	7201 W MILL RD	\$176,000.00	\$	300.00
1199988100	HALBMAN BUSINESS	6940 N 76TH ST	\$177,000.00	\$	400.00
1540011111	SOUTH STAR LLC	6122 N 76TH ST	\$184,200.00	\$	400.00
1749996110	LAWRENCE J CASTIGLIONE	6220 W SILVER SPRING DR	\$185,000.00	\$	400.00

Appendix D

1579977110	PYLES ENTERPRISES I LLC	5001 W MILL RD	\$188,800.00	\$	300.00
1560007100	H COLEMAN NORRIS	5720 W BENDER CT	\$198,400.00	\$	300.00
1569973120	DONALD J MICHALSKI (Commercial Industrial Chemcials)	5629 W WOOLWORTH AV	\$210,000.00	\$	300.00
1549988121	PEOPLES CHOICE CAR WASH	6230 N 76TH ST	\$210,000.00	\$	400.00
1190041000	RENTOKIL INC-TROPICAL PLANT	7000 N 76TH ST	\$213,600.00	\$	400.00
1189992200	CHEE MOUA	7111 N 76TH ST	\$220,000.00	\$	400.00
1060101000	JUNG & FELDER, LLC	7240 W GOOD HOPE RD	\$232,000.00	\$	400.00
1429984115	JEFFREY C STEGGEMAN &	7610 W MILL RD	\$233,000.00	\$	400.00
1749995100	LONG LIU	6204 W SILVER SPRING DR	\$235,000.00	\$	400.00
1199990120	RONALD I PACHEFSKY LIVING	7016 N 76TH ST	\$240,000.00	\$	400.00
1190021000	STAMM BUSINESS OWNER	6900 -6902 N 76TH ST	\$243,000.00	\$	400.00
1530369100	LANDER	6309 N 76TH ST	\$253,900.00	\$	400.00
1190012000	WILLIAM F SPECHT &	7140 N 76TH ST	\$256,000.00	\$	400.00
1530370100	HUANG	6267 6275 N 76TH ST	\$260,000.00	\$	400.00
1559987110	IRENE ANN PARKER (parker's Welding)	6242 N 64TH ST	\$280,300.00	\$	400.00
1569996132	OLYMPIC SUPPLY CO	5711 W DOUGLAS AV	\$281,600.00	\$	400.00
1560022100	PECO LLC	6160 N 60TH ST	\$282,000.00	\$	400.00
1741020110	EYEPOP SILVER SPRING CORP	6120 W SILVER SPRING DR	\$300,000.00	\$	400.00
1549975322	HOLY CATHEDRAL CHURCH OF	6900 W FLORIST AV	\$311,300.00	\$	400.00
1549996100	BERNITA J HERBERT	6815 W MILL RD (vacant land)	\$312,000.00	\$	400.00
1569996124	PANEF MANUFACTURING CO, INC	5700 W DOUGLAS AV	\$316,100.00	\$	316.10
1060052000	DR. LOUIS SENNETT	7120 W GOOD HOPE RD	\$321,000.00	\$	400.00
1760365111	COVENANT HEALTHCARE	7605 W FLORIST AV	\$345,000.00	\$	414.00
1569996138	THE VERNON A KOEPP (Precision Industrial Products)	5635 W DOUGLAS AV	\$345,700.00	\$	345.70
1549981110	ENGINE & TRANSMISSION	6300 N 76TH ST	\$346,000.00	\$	415.20
1060091000	SPEEDY	7200 W GOOD HOPE RD	\$347,000.00	\$	416.40
1569996117	WAUKEE ENGINEERING CO	5600 W FLORIST AV	\$351,700.00	\$	400.00
1550452110	EFM INVESTMENTS INC	6210 W DOUGLAS AV	\$352,000.00	\$	352.00
1060013000	PAUL WONG	7420 W GOOD HOPE RD	\$355,000.00	\$	426.00

Appendix D

1739994122	G & G FAMILY LLC	5515 W FLORIST AV	\$357,000.00	\$ 428.40
1749999000	MULTANI REAL ESTATE 63 SS	6330 W SILVER SPRING DR	\$359,300.00	\$ 431.20
1739994125	G & G FAMILY LLC	5933 N 55TH ST	\$360,000.00	\$ 432.00
1550461000	ROY J BIEHL	6200 N 64TH ST	\$364,100.00	\$ 364.10
1410791000	BURGER KING CORP #3019	6544 N 76TH ST	\$370,000.00	\$ 440.00
1060082000	ROBERT FEUTZ	7030 W GOOD HOPE	\$373,000.00	\$ 448.00
1569996143	BARBARA A BEEM (Crown Rubber)	6000 N 60TH ST	\$377,000.00	\$ 452.40
1560012100	PATRICK M CANNEY	5920 W BENDER CT	\$385,000.00	\$ 462.00
1549987111	ROBERSON FAMILY DAY CARE	6260 N 76TH ST	\$394,000.00	\$ 472.80
1410002110	MCDONALDS CORP	6574 N 76TH ST	\$395,000.00	\$ 474.00
1190011000	CONTINENTAL	7515 W GOOD HOPE RD	\$398,000.00	\$ 477.60
1569996126	HAZEL JUNE NOHL TRUSTEE (Victor Composite Systems; NOHL Company)	5730 W DOUGLAS AV	\$401,300.00	\$ 401.30
1190032000	BUSINESS OWNER	6930 N 76TH ST	\$407,600.00	\$ 489.12
1550402000	PAW INVESTMENTS	6215 W DOUGLAS AV	\$424,000.00	\$ 508.80
1549995110	HENTZEN COATINGS INC	6925 W MILL RD	\$424,600.00	\$ 424.60
1569994121	DCS COLOR & SUPPLY CO INC	5409 W WOOLWORTH AV	\$432,400.00	\$ 432.40
1749990100	YOUNG H LEE	6350 W SILVER SPRING DR	\$451,000.00	\$ 521.20
1550462000	PAW INVESTMENTS LLP	6301 W DOUGLAS AV	\$456,000.00	\$ 508.80
1180272000	BOSCH BUSINESS	6835 N 76TH ST	\$456,000.00	\$ 547.00
1569996122	COLT FAMILY PARTNERSHIP (Amerhart)	5800 W DOUGLAS AV	\$460,000.00	\$ 552.00
1560002110	NOHL REAL ESTATE INVESTMENTS	5901 W BENDER CT	\$467,500.00	\$ 467.50
1410001112	METROPOLITAN MILL ROAD	6404 N 76TH ST	\$481,000.00	\$ 577.20
1569996163	BARRY H GLANDT &	5600 W DOUGLAS AV	\$482,000.00	\$ 578.40
1560021100	LENORA S DAVIS	6140 N 60TH ST	\$486,000.00	\$ 583.20
1060112000	BECKER	7330 W GOOD HOPE RD	\$487,000.00	\$ 584.00
1540002100	THE SOUTHLAND CORPORATION	6366 N 76TH ST	\$488,300.00	\$ 585.96
1069994211	7000 COMPANY & JARED	7000 W GOOD HOPE RD	\$500,000.00	\$ 600.00
1190004000	BRODERSON DEVELOPMENT	7519 W GOOD HOPE RD	\$507,000.00	\$ 608.40
1060092100	MT ZION ASSEMBLY owns parcel	7182 W GOOD HOPE RD	\$510,000.00	\$ 612.00

Appendix D

1069991116	VICORP RESTAURANT	7320 W GOOD HOPE RD	\$520,000.00	\$	624.00
1550462000	JOHN R PETTIGREW AKA JACK	6300 W DOUGLAS AV	\$525,100.00	\$	525.10
1569996157	KALLAS BROTHERS PROPERTIES	5500 W DOUGLAS AV	\$525,400.00	\$	525.40
1409985115	JAMES CAPE & SONS	6657 N 60TH ST	\$528,000.00	\$	633.60
1070233000	ARTHUR WANG	7630 W GOOD HOPE RD	\$535,000.00	\$	642.00
1419984100	JAMES CAPE & SONS	6685 N 60TH ST	\$543,000.00	\$	651.60
1560003100	FREDMAN BAG COMPANY	5801 W BENDER CT	\$546,300.00	\$	546.30
1579985000	GFP WAREHOUSING LLC	4601 W WOOLWORTH AV	\$554,000.00	\$	664.80
1569996149	JORDAN CONTROLS INC	5607 W DOUGLAS AV	\$578,700.00	\$	578.70
1409985118	JAMES CAPE & SONS	6767 N 60TH ST	\$585,000.00	\$	702.00
1550421000	THE SHERWIN-WILLIAMS COMPANY	6121 W DOUGLAS AV	\$593,000.00	\$	711.60
1180273000	RASHINDER	6829 N 76TH ST	\$594,100.00	\$	712.92
1750207110	76TH STREET PLAZA LLC	5902 N 76TH ST	\$599,000.00	\$	718.80
1740771000	MULTANI REAL ESTATE 64 SS LL	6410 W SILVER SPRING DR	\$600,400.00	\$	720.50
1079994210	GHAFFAR	7600 W GOOD HOPE RD	\$614,700.00	\$	737.64
1569965120	DONALD J MICHALSKI	5611 W WOOLWORTH AV	\$648,000.00	\$	777.60
1060111000	BECKER	7338 W GOOD HOPE RD	\$648,000.00	\$	778.00
1190013000	XIAO JUN XHONG AKA	7130 N 76TH ST	\$655,000.00	\$	786.00
1060081000	ROBERT FEUTZ	7100 W GOOD HOPE RD	\$663,000.00	\$	795.60
1540022100	C P B & ASSOCIATES LTD PTRSP	7400 W DOUGLAS AV	\$682,000.00	\$	818.40
1550441000	CENTERPOINT REALTY SERVICES	6333 W DOUGLAS AV	\$684,100.00	\$	684.10
1559984311	STEPHEN G MAAS	6353 N 64TH ST	\$699,000.00	\$	838.00
1530365100	KHAHRA	6325 N 76TH ST	\$708,700.00	\$	850.44
1539998100	CONTINENTAL EQUIP CORP	6103 N 76TH ST	\$709,200.00	\$	709.20
1569997100	NOHL REAL ESTATE INVESTMENTS	6360 N 60TH ST	\$727,400.00	\$	727.40
1569964115	ACME PRINTING INK CO OF WIS	5501 W MILL RD	\$732,000.00	\$	732.00
1190031000	RIVA BUSINESS	6920 N 76TH ST	\$743,000.00	\$	892.00
1750537110	SILVER SPRING ROAD	5656 N 76TH ST	\$743,500.00	\$	892.20
1189994223	ALLAN ARNOLD	7141 N 76TH ST	\$750,000.00	\$	900.00

Appendix D

1569996162	ROBERT E QUINN	5777 W DOUGLAS AV	\$776,000.00	\$	931.20
1901701100	SILVER TERRACE SHOPPING	5803 W SILVER SPRING DR	\$790,800.00	\$	948.60
1569965113	CENTERPOINT PROPERTIES TRUST	5611 W MILL RD	\$798,000.00	\$	957.60
1069993211	CHARLES OSOWSKI	7020 W GOOD HOPE RD	\$814,000.00	\$	976.80
1559984411	MAN ON THE MOON PROPERTIES	6305 N 64TH ST	\$846,400.00	\$	846.40
1739993111	PERELES BROS	5840-50 N 60TH ST	\$859,400.00	\$	859.40
1559989135	LALLEMAND USA INC	6120 W DOUGLAS AV	\$922,200.00	\$	922.20
1569996149	SONAG I LLC	5500 W FLORIST AV	\$932,000.00	\$	932.00
1730321111	STUDENT TRANSPORTATION CO	5873 N 55TH ST	\$940,500.00	\$	1,128.60
1540041000	MISSION SQUARE, N/K/A	7320 W FLORIST AV	\$980,000.00	\$	1,176.00
1550411100	MILL ROAD PROPERTIES LLC	6555 W MILL RD	\$1,007,000.00	\$	1,208.40
1569995110	5519 W WOOLWORTH AVE PTNRSH P	5519 W WOOLWORTH AV	\$1,063,000.00	\$	1,275.60
1569996141	CHICAGO TUBE & IRON COMPANY	6030 N 60TH ST	\$1,154,000.00	\$	1,384.80
1410762000	CHAI 9 LAKELAND LLC	6761 N INDUSTRIAL RD	\$1,177,000.00	\$	1,412.40
1550412100	TCS INVESTMENT COMPANY (Bridges Co.)	6551 W MILL RD	\$1,230,000.00	\$	1,476.00
1741017113	SILVER SPRING SHOPPING	6000 W SILVER SPRING DR	\$1,301,000.00	\$	1,561.20
1739994110	MARGARET H REES 1991 REVOC	5880 N 60TH ST	\$1,339,600.00	\$	1,339.60
1559989134	STARLINE MFG CO INC	6060 W DOUGLAS AV	\$1,347,300.00	\$	1,347.30
1060001000	FIRSTAR BANK	7500 W GOOD HOPE RD	\$1,425,000.00	\$	1,710.00
1549993100	LEO & ELINOR LIEBERMAN	7029 W MILL RD	\$1,460,000.00	\$	1,752.00
1560031000	WARREN H GROSSMAN	5737 W MILL RD	\$1,460,600.00	\$	1,460.00
1559999111	SCHOOL SERVICES & LEASING	6301 W MILL RD	\$1,500,000.00	\$	1,800.00
1739992111	B & B REALTY %	5960 N 60TH ST	\$1,568,700.00	\$	1,568.70
1550404000	MOLECULAR BIOLOGY RESOURCES	6143 N 60TH ST	\$1,573,700.00	\$	1,573.70
1559983100	WEST FLORIST AVENUE LLC	6620 W FLORIST AV	\$1,586,200.00	\$	1,903.44
1569993211	BMC INVESTMENT CO	5341 W WOOLWORTH AV	\$1,708,800.00	\$	2,049.60
1540042000	DOUGLAS BLDG CO	6000 N 76TH ST	\$1,718,000.00	\$	2,061.60

Appendix D

1549994110	MILL ROAD COMPANY	6937 W MILL RD	\$1,779,900.00	\$ 1,779.90
1199991211	RICHARD D GEBHARDT SR &	7050 N 76TH ST	\$1,807,200.00	\$ 1,807.20
1410781100	6550 BLDG LLC	6550 N 76TH ST	\$1,998,000.00	\$ 2,397.60
1559983200	64TH ST LLC	6161 N 64TH ST	\$2,182,000.00	\$ 2,182.00
1580006100	H COLEMAN NORRIS	5709 W BENDER CT	\$2,390,900.00	\$ 2,390.90
1410811000	BRYSON PROPERTIES XII	6406 N 76TH ST	\$2,779,000.00	\$ 3,334.80
1409985123	NORTH 60TH STREET, LLC	6565 N 60TH ST	\$2,823,100.00	\$ 2,823.00
1190002000	FIRST BERKSHIRE	7401 W GOOD HOPE RD	\$3,064,000.00	\$ 3,676.00
1209996110	WILSON REALTY CO WIS INC	6701 W GOOD HOPE RD	\$4,581,500.00	\$ 5,000.00
1209997111	BRADY USA INC	6321 W GOOD HOPE RD	\$8,815,600.00	\$ 5,000.00
				\$ 132,590.22

PARCEL CLASS MANUFACTURING .10%
 PARCEL CLASS MERCANTILE.12%